

The Corporation of the
Town of Pelham

By-Law No. 4398(2021)

**Being a by-law to exempt Block 30 on Plan 59M-476,
municipally known as 34, 36, 38, 40, 42 and 44
Lymburner Street, from part lot control.**


**Saffron Meadows Phase 2 Subdivision
(Hert Inc.)
File No. PLC 04-2021**

WHEREAS the Council of the Corporation of the Town of Pelham deems that the lands described in Section 1 of this by-law should be exempted from the provisions of Section 50 (5) of the *Planning Act* since such lands are to be used for street townhouse dwelling units as permitted by Zoning By-law No. 1136 (1987), as amended;


NOW THEREFORE, the Council of the Corporation of the Town of Pelham enacts as follows:

1. **THAT** the provisions of Section 50 (5) of the *Planning Act, R.S.O. 1990, c.P.13 as amended* shall not apply to the lands described as follows:
 - (a) Block 30 on Plan 59M-476, being Parts 1 – 8 on Reference Plan 59R-17075 for the purpose of creating 6 lots for street townhouse dwelling units as follows:
 - 1) Parts 1 and 2 on Reference Plan 59R-17075
 - 2) Part 3 on Reference Plan 59R-17075
 - 3) Part 4 on Reference Plan 59R-17075
 - 4) Part 5 on Reference Plan 59R-17075
 - 5) Part 6 on Reference Plan 59R-17075
 - 6) Part 7 and 8 on Reference Plan 59R-17075
2. **THAT** in accordance with Section 50 (7.3) of the *Planning Act, R.S.O. 1990, c.P. 13 as amended*, this By-law shall expire three years from the date of the registration of this By-law in the Land Registry Office at which time Section 50 (5) of the *Planning Act R.S.O 1990* shall apply to those lands in the registered plan described in Section 1 of this by-law.
3. **THAT** upon final passage of this by-law, the Town Clerk shall cause this By-law to be registered in the local Land Registry Office.

Enacted, signed and sealed this
1st day of November, 2021.



Mayor: Marvin Junkin

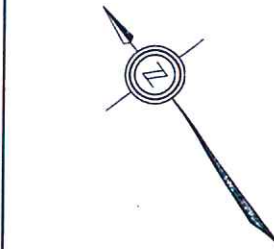


Clerk: Holly Willford

PLAN OF SURVEY OF
OF BLOCK 30
REGISTERED PLAN 59M - 476
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 200
5 0 5 10 15 metres

KIRKUP MASCOE URE SURVEYING.
ONTARIO LAND SURVEYORS



REGISTERED
RESULTANT
N18°36'17"W

METRIC NOTE
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

LEGEND & NOTES

SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
CP DENOTES CONCRETE PIN
R DENOTES ROUND
IT DENOTES IRON TUBE
SM DENOTES SURVEY MONUMENT FOUND
MS DENOTES SURVEY MONUMENT SET
OU DENOTES ORIGIN UNKNOWN
1339 DENOTES W. A. MASCOE, O.L.S.
539 DENOTES D. G. URE, O.L.S.
WIT DENOTES WITNESS



DEPOSITED UNDER THE LAND
TITLES ACT.

SEPTEMBER 24, 2021

DATE

ROY S. KIRKUP
ONTARIO LAND SURVEYOR

PLAN 59R- 17015

RECEIVED AND DEPOSITED

2021-10-15

DATE

REPRESENTATIVE FOR THE LAND
REGISTRAR FOR THE LAND
TITLES DIVISION OF NIAGARA
SOUTH (No. 59)

SCHEDULE

PART	BLOCK	PLAN	P.I.N.
1	ALL OF BLOCK 30	REGISTERED PLAN 59M-476	ALL OF 64067-0353(LT)
2			
3			
4			
5			
6			
7			
8			

PARTS 1 AND 8 ARE SUBJECT TO EASEMENT AS IN SNE30667

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs) : UTM ZONE 17, NAD83 (ORIGINAL) (2010.0).		
COORDINATE VALUES ARE TO URBAN ACCURACY PER SEC. 14 (2) OF ONTARIO REGULATION 216/10.		
ORP	NORTHING	EASTING
①	4766423.66	640766.64
②	4766255.79	640772.53
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM GPS OBSERVATIONS
ON OBSERVED REFERENCE POINTS F AND G USING THE
CAN-NET VRS NETWORK AND ARE REFERRED TO THE
CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)
NAD 83 (CSRS) (2010).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING THE COMBINED SCALE FACTOR OF 0.99982.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND
IN ACCORDANCE WITH THE SURVEYS ACT, THE
SURVEYORS ACT, THE LAND TITLES ACT, AND
THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 24TH
DAY OF SEPTEMBER, 2021.

SEPTEMBER 24, 2021

DATE

ROY S. KIRKUP
ONTARIO LAND SURVEYOR



Kirkup Mascoe Ure Surveying
A Division of J.D. Barnes Limited

SURVEYING
MAPPING
GIS

4111 PORTNET ROAD UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 641-1007 F: (905) 641-4421 www.jdbarnes.com

DRAWN BY:	CN	CHECKED BY:	RSK	REFERENCE NO.:	20-49-244-00
PLOTTED:	SEPTEMBER 24, 2021	DATED:	SEPTEMBER 24, 2021		